

**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF GRAFTON  
ANNUAL TOWN ELECTION WARRANT  
May 9, 2016**

**ARTICLE 39: CREATE NEW USE TABLE CATEGORIES FOR ARTISTS  
LIVE/WORK/GALLERY, LARGE FAMILY CHILD CARE HOME AND  
CONTRACTOR'S YARD**

1. ZBL Definitions Section 2.3: Amend to include the proposed definitions below:

Artist Live/Work/Gallery: The use of all or a portion of a structure for living and work by residents engaged in the creation, manufacturing or assemblage of commercial graphic arts; fine arts, including but not limited to painting, printmaking, ceramics, sculpting; performing and visual arts including but not limited to dance, photography, music composition, and filmmaking production and pre- and postproduction activities (but not to include Adult Entertainment). Sales of resident-created works are allowed on premises.

Large Family Child Care Home: An accessory use to a dwelling, allowing more than six children in care, as defined in M.G.L. c. 15D, section 1A, provided that said dwelling and provider have received a license from the Department of Early Education and Care to provide family day care, as defined by M.G.L. c. 15D.

Contractor's Yard: Premises used by a contractor or subcontractor for storage of equipment and supplies, materials, and parking of wheeled equipment.

2. **ZBL Section 3.2.3.1 — Use Regulation Table: Amend to read:**

**PRINCIPAL USES**

**DISTRICTS**

<b>Residential Uses</b>	<b>A</b>	<b>R40</b>	<b>R20</b>	<b>RMF</b>	<b>NB</b>	<b>CB</b>	<b>I</b>	<b>OLI</b>	<b>VMU</b>	<b>FP</b>	<b>WSPO</b>
12. Artist Live/Work/Gallery	N	N	N	N	S	N	N	N	P	-	---
<b>Public and Semi-Public Uses</b>	<b>A</b>	<b>R40</b>	<b>R20</b>	<b>RMF</b>	<b>NB</b>	<b>CB</b>	<b>I</b>	<b>OLI</b>	<b>VMU</b>	<b>FP</b>	<b>WSPO</b>
11. Large Family Child Care Home	P	P	P	P	P	P	P	P	P	-	---
<b>Industrial and Warehouse Uses</b>	<b>A</b>	<b>R40</b>	<b>R20</b>	<b>RMF</b>	<b>NB</b>	<b>CB</b>	<b>I</b>	<b>OLI</b>	<b>VMU</b>	<b>FP</b>	<b>WSPO</b>
9. Contractor's Yard	N	N	N	N	N	S	S	S	N	-	---

Submitted by: Planning Board



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext 1120 • FAX (508)-839-4602  
[www.town.grafton.ma.us](http://www.town.grafton.ma.us)

## **PLANNING BOARD**

### **PLANNING BOARD REPORTS FOR ANNUAL TOWN MEETING MAY 9, 2016**

#### **Article 39: ZBL-2016-6 Create New Use Table Categories for Artists Live/ Work/ Gallery, Large Family Child Care Home, and Contractor's Yard**

At its meeting on April 11, 2016 the Grafton Planning Board conducted a public hearing to consider proposed amendments to Section 2.1 Definitions and Section 3.2.3.1 Use Regulation Table to add the following uses: Artist Live/ Work/ Gallery, Large Family Child Care Home, and Contractor's Yard. Board members present were Chairman Sargon Hanna, Vice Chairman Michael Scully, Clerk Robert Hassinger, and Members David Robbins and Linda Hassinger. No public comment on the article was received.

The addition of Artist Live/ Work/ Gallery use is proposed in order to support the purpose of the Village Mixed Use District, which states that one of the purposes of the district is to "encourage work/live space." The use is proposed to be allowed by right in the Village Mixed Use District and by special permit in the Neighborhood Business District, which includes other village areas such as Saundersville, New England Village, and Grafton Center.

The addition of Large Family Day Care addresses a current loophole where these facilities, which are considered exempt uses by Mass General Law, are not expressly permitted in town. Since the use cannot be prohibited or regulated by special permit, an applicant for Large Family Day Care can apply directly for a building permit with no local review by the Planning Board. The inclusion of this use in the Use Regulation Table allows the town to regulate the use through the site plan review process, similar to how Family Child Care Home is regulated.

The Contractor's Yard addition to the Use Regulation Table is proposed to more accurately define activities that have in the past been permitted, though under other use categories. The addition of Contractor's Yard will allow for the use to be permitted through the issuance of a special permit in the Community Business, Office Light Industrial, and Industrial Districts.

Based on the Board's deliberations on the merits of the proposed amendment, the Planning Board voted unanimously **TO RECOMMEND ACCEPTANCE** of the this article.